



THE
A-TEAM

**RE/MAX
FIRST**

1092 BERKLEY Drive, Calgary T3K 1E1

MLS® #: **A2168607** Area: **Beddington Heights** Listing Date: **09/25/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **2,748 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,040**
 Low Sqft:
 Ttl Sqft: **1,040**

DOM

69
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow,Side by Side**

Parking

Ttl Park: **2**
 Garage Sz: **0**

Access:
 Lot Feat: **Back Lane,City Lot,Few Trees,Front Yard,Lawn,Landscaped,Yard Lights,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**

Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Laminate,Parquet**
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Electric Stove,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Oven,Range Hood,Washer/Dryer Stacked**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Dry Bar,Laminate Counters,No Smoking Home,Pantry,Primary Downstairs,Storage,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`9" x 8`3"	Living Room	Main	10`10" x 19`9"
Dining Room	Main	8`4" x 8`11"	Bedroom - Primary	Main	13`0" x 11`8"
Bedroom	Main	13`0" x 8`10"	Bedroom	Main	9`0" x 8`10"
Bedroom	Basement	11`9" x 18`0"	Laundry	Basement	7`8" x 6`10"
Storage	Basement	6`6" x 7`8"	Other	Basement	18`3" x 24`6"
4pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7711449**

Zoning: **R1**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Great family home in Beddington Heights; a great starter home! New roof 3 years ago, brand new paint and new carpets installed in June. Water tank replaced in 2019, 40 gal. Cozy front patio with additional patio at the rear. New landscaping in the front yard including the lawn. Large 24'X22" back gravel parking pad. Ample parking on street in front as well. Large rec / games room downstairs, suitable potentially for a pool table and big screen, also a dry bar in the recroom, 8' x 24". Storage under the stairs in basement. Downstairs bedroom could be considered a second master bedroom. Beddington is a mature neighbourhood with walking distance to Nose Hill Park and nearby walking paths all dog friendly. Nearby there are grocery stores, restaurants, medical, gas and banking facilities. Great walking paths for kids with lots of trees and a close bus route. School is about 1.5 KM away, 15 min commute to downtown. Don't miss this gem!**

Inclusions: **n/a**
 Property Listed By: **Easy List Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













